

RESOLUTION NO. 3006

A RESOLUTION ESTABLISHING A SMALL BUSINESS INCENTIVE PROGRAM

The City of Gresham Finds:

WHEREAS, the United States, Oregon and Gresham economies are experiencing a deep and protracted recession and several key commercial areas in Gresham are plagued by high commercial vacancy rates as a result of the recession; and

WHEREAS, a high level of commercial vacancy rates detracts from the commercial activity at surrounding businesses and threatens even further decline; and

WHEREAS, the Small Business Administration estimates that over half of the American workforce is employed by small business and that small businesses created 65 percent of the net new jobs in the private sector from 1993 to 2008; and

WHEREAS, the Downtown, Civic Neighborhood, and Rockwood commercial centers have been identified by the City as targets for vibrant, mixed-use development and having active commercial businesses in these areas is essential to achieving the City's economic and land use goals for these centers; and

WHEREAS, the establishment and expansion of small businesses within these core commercial centers will bring new customers and activity that benefits existing businesses but the current economic conditions are making it especially difficult for entrepreneurs to bring their business ideas to market; and

WHEREAS, the City desires to take steps to reduce financial barriers for these entrepreneurs in order to encourage them to act now to start or expand a small business in Gresham's core commercial centers of Downtown, Civic Neighborhood, and Central Rockwood; and

WHEREAS, Section A.9. of the Financial Management Policies adopted by Council Resolution No. 2924 states that: "Development fees, including Land Use, Building, and Engineering, shall not be waived. Fees may be paid by the City with express formal consent of the City Council"; and

WHEREAS, the Gresham City Council has determined that certain fees should be waived for a limited period of time and that other fees should be paid by the City; and

WHEREAS, Urban Renewal Agency staff plan to propose a grant program to provide assistance to small businesses making capital improvements within the Central Rockwood area.

THE CITY OF GRESHAM RESOLVES:

The City Council hereby authorizes a Small Business Incentive Program as follows:

1. To qualify for the Small Business Incentive Program, a business must:
 - Be located within the commercial areas of Downtown, Civic Neighborhood, or Central Rockwood as designated on Exhibit A(1), Exhibit A(2) and Exhibit A(3) respectively;
 - Occupy existing commercial space that received approval of final building inspection(s) on or before December 31, 2009;
 - Be a business not previously located in Gresham or be an existing Gresham business that is:
 - a. Currently located within a designated area and is expanding into adjacent existing commercial space,

- b. Opening a new satellite location within a designated area, or
 - c. Relocating within or to a designated area and is increasing its square footage;
 - Receive a permanent Certificate of Occupancy for a Commercial Tenant Improvement between February 17, 2010 and March 31, 2011; and
 - Has a possessory right in, or control over, no more than a total of 5,000 square feet, including any expansion at the time of completion.
2. Notwithstanding Section 1, a business does not qualify for the Small Business Incentive Program if the business:
- Relocates but increases its square footage size by less than ten percent;
 - Excludes minors at all hours of the day;
 - Is a corporate or franchise store with more than three existing locations unless the business is an independently owned franchised business that is:
 - a. Primarily owned by an individual(s) residing in the City of Gresham, or
 - b. Owned by a legal entity that is primarily owned by individuals residing in the City of Gresham;
 - Expands existing commercial space by new construction that adds additional square footage,
 - Converts occupied or vacant residential space to commercial space,
 - Does not commence construction within thirty days of issuance of the Commercial Tenant Improvement permit, fails to vigorously and continuously perform the construction work, or fails to obtain a permanent certificate of occupancy within 180 days of issuance of the Commercial Tenant Improvement,
 - Is a government office or agency; or
 - Must obtain a Type II or Type III Community Service permit.
3. The fees and charges for a business that qualifies for the Small Business Incentive Program shall be as described in Exhibit B.
4. A qualifying business shall execute an agreement at the time of building permit application certifying that the business qualifies for the Small Business Incentive Program. The agreement shall also include that if the business does not meet program qualifications, the business will pay all applicable fees and charges before issuance of a temporary or permanent Certificate of Occupancy.


Yes: Bemis, Widmark, Fuhrer, Strathern, Warr-King, Nielsen-Hood

No: None

Absent: Craddick

Abstain: None

Passed by the Gresham City Council and effective on April 6, 2010.




City Manager



Mayor

Approved as to Form:



City Attorney

EXHIBIT B

<u>Fee or Charge</u>	<u>Rockwood</u>	<u>Downtown and Civic</u>
Business License	Waived per Resolution No. 3013	Waived per Resolution No. 3013
Development Planning	Grant available from Urban Renewal Agency	Waived
Development Engineering	Grant available from Urban Renewal Agency	Waived
SDC – Transportation	Grant available from Urban Renewal Agency	Paid by the General Fund
SDC – Parks	Grant available from Urban Renewal Agency	Paid by the General Fund
SDC – Water	Grant available from Urban Renewal Agency	Paid by the Water Utility Fund
SDC – Wastewater	Grant available from Urban Renewal Agency	Paid by the Wastewater Utility Fund
SDC – Stormwater	Grant available from Urban Renewal Agency	Paid by the Stormwater Utility Fund
Building Permits	Grant available from Urban Renewal Agency *	Waived **
Technology Fee	Waived	Waived

The City may elect to pay “waived” fees and charges from legally available funds.

* Includes the State surcharge on building permits and the Metro Construction Excise Tax

** The Metro Construction Excise Tax, if due, will be paid by the General Fund

To the extent SDCs will be paid by the City or Agency, the SDCs may be paid over time.